

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Special Permit #1972, Prel. Plat #02013
The Reserve Community Unit Plan

Date: May 30, 2002

NOTE: This is a combined staff report for related items. This report contains a single background and analysis section for all items. There are separate conditions for each individual application.

PROPOSAL: A Community Unit Plan and Preliminary Plat to create 5 lots and 2 outlots.

WAIVER REQUEST: Waivers of subdivision requirements of:

26.27.090 street trees,
26.27.070 street lighting,
26.27.080 landscape screens,
26.23.105 storm water detention,
26.27.020 sidewalks,
26.23.080 cul-de-sac length,
26.23.130 block length.

LAND AREA: 150.69 acres, more or less.

CONCLUSION: This plat does not conform with the 2025 Comprehensive Plan. "Build through" standards, which urban acreages should be built to, have not been developed at this time. This request did conform with the 1994 Plan and adopted Regulations. This was in process during the adoption of the 2025 Comprehensive Plan. This application should be deferred until a policy has been established for those projects that were in process during the adoption of the 2025 Comprehensive Plan.

<u>RECOMMENDATION:</u>

Deferral of the Special Permit Deferral of the Preliminary Plat
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The East Half of the Southeast Quarter (aka Lot 60 I.T.) of Section 12, T9N, R7E, in the 6th P.M., Lancaster County, Nebraska.

LOCATION: S. 112th Street and Old Cheney Road.

APPLICANT: John & Pam Rallis
6230 Black Forest Drive
Lincoln, NE 68516
(402) 423-0798

Debra Placek
6501 S. 66th Street
Lincoln, NE 68516
(402) 421-8581

OWNERS: John D. Rallis and Pamela S. Rallis, Husband and Wife
and
Debra C. Placek

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

EXISTING ZONING: AG Agricultural.

EXISTING LAND USE: Agriculture.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, zoned AG
South: Agriculture and two dwellings, zoned AG
East: Agriculture, zoned AG
West Agriculture and one dwelling unit, zoned AG

ASSOCIATED APPLICATIONS: City Special Permit # 1972 and Preliminary Plat #02013 are related.

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture, Tier II. A cluster is permitted by special permit in the AG district. In relation to clustering in the Agriculture area, the Comprehensive Plan states:

“New ‘urban acreage’ development should only be permitted in Tier II and Tier III area of Lincoln and near towns under higher design standards based upon a “buildthrough” model and without use of sanitary improvement districts. The “build through” design standards should address, along with other items deemed necessary to the study:

- a preliminary plan lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form

and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;

- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

When the independent study to quantify and qualify the positive and negative economics of acreage development is completed, the county should determine if an impact fee or other development exactions are needed to be sure acreage development is paying its “fair share” of costs. The study should include a review of policy issues and options such as the build-through concept, lot size, acreage standards, acreages and town relationships, acreages and sensitive areas, agriculture, acreage clusters, desired acreage population, acreage size and land use consumption and AGR zoning. (page F79)

UTILITIES: There is no public sewer available. This is in the Lancaster County Rural Water District #1. Rural Water service is proposed.

TOPOGRAPHY: Rolling land, draining to the northeast.

TRAFFIC ANALYSIS: S 112th is a gravel county road. Old Cheney Road is paved to the west of S. 112th and is a gravel county road to the east. Old Cheney is shown for future grading and paving in the County Engineer’s one and six road program.

PUBLIC SERVICE: This is in the Bennet Rural Fire District, Waverly School District # 145 and Norris Public Power District.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land.

ENVIRONMENTAL CONCERNS: None known. The soil rating is 4.25 on a scale of 1-10 where 1-4 is prime soil. This is not prime soil. There are drainage ways through the site. There is no FEMA floodplain shown. There is an existing dam on the parcel.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: Continued farming or up to 4 dwellings on 20 acre parcels.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 4 small acreage residential lots, one church lot and 2 outlots. A gravel private street is proposed on one outlot. The second outlot is proposed to remain in farming.
2. Rural Water and a community sewage disposal are proposed. The lots are one acre in size and require a community system. An individual sewage system appears to be proposed for the church site.
3. This request is in not in conformance with the 2025 Comprehensive Plan.
4. The applicant is requesting waivers to, street lighting, street trees, landscape screens, and sidewalks. These waivers are consistent with the rural nature of the subdivision and the provisions of the City/County regulations. The area is not to be annexed by the city at this time. The existing farm land, dam and proposed acreages provide storm water detention equivalent to the Lincoln standards.
5. The applicant is requesting a waiver of the block length along the north, west and south of the plat. The waivers are reasonable considering the nature and use of the land for farming, existing dam and topography.
6. The density calculations for the project are as follows;

80.285 acres x 0.055 dwellings/acre	=	4.4157 dwellings
X 1.20 for the bonus	=	5.299 dwellings permitted
Requested		5 units
7. There does not appear to be any conflicting farm uses, such as feedlots, in the immediate area.
8. The County Engineers letter of April 18 2, 2002 notes the following;
 - 1) Dedication of 17' of right-of-way along 112th St. where needed to provide a total of 50 feet.
 - 2) Revise the preliminary plat to reflect right-of-way already deeded to Lancaster County along Old Cheney Rd. and S. 112th St.
 - 3) Direct vehicular access to be relinquished to S. 112th St. except at Vintage Court and one farm access. Any other use of an access designated Ag use only, will be forfeited and removed.

- 4) Direct vehicular access to be relinquished to Old Cheney Rd. except for one church access. The proposed farm access shall be relocated to S. 112th St.. The church access shall be at the southwest corner of the lot that can be converted to a street when further development occurs on the remainder of the property.
 - 5) Vintage Court to be a private roadway with a public access easement.
 - 6) Vintage Court to be constructed and surfaced according to Lancaster County requirements.
 - 7) All lots to be permitted only one residential access.
 - 8) General note 7 indicates each lot will have individual waste water systems, however a community lagoon is shown to serve all residential lots.
 - 9) All surfacing radii at intersections shall be 40 feet.
 - 10) The legal description should be of Lot 20 I.T., not the E ½ of the SE1/4.
 - 11) Vintage Court shall be extended to the west to provide for future connection to further development of the property.
 - 12) Vintage Court is considerably higher than the surrounding ground. Access to Lots 2 and 3 will be very difficult for future homeowners.
 - 13) Vintage Court connects to S. 112th St, at the top of a hill. When S. 112th St. is improved this hill will be lowered. With small lots, regrading Vintage Court will be difficult. Vintage Court shall be relocated along S. 112th St. as part of this development.
9. Parks notes that street trees can be waived pursuant to section 26.27.090. The 2025 Comprehensive Plan depicts a trail easement along the drainage way. Parks requests a 20' easement along the drainageway.
10. The Health Department notes;
- Sewage is projected to be a community system except for the church lot. Appropriate permits are required.
- Water is proposed to be from Lancaster Rural Water. A written statement from the District is required. If individual well are to be used, quality is unknown and a water study should be conducted.

11. The Watershed Management review notes; The general notes need to include a comment requiring sediment and erosion control for any grading for streets and houses. A 6:1 plus 60' easement is required for the creek running through the northwest part of the plat. This creek is shown as an intermittent stream that drains over 150 acres.
12. The applicant is requesting a 20% bonus for farmland protection. Outlot 'B' (66.2 acres) is being preserved for farmland. A 99 year farmland conservation easement is required on the Outlot for the bonus.
13. The 2025 Comprehensive Plan states that new urban acreages in Tier II and Tier III should be built to a "build through" standard. Such a standard has not been developed to date. This project was in conformance with the 1994 Comprehensive plan in regard to clustering acreage development in the Agriculture designated areas outside the future service area. There needs to be established a policy in regard to those projects that were in process during the development/adoption of the 2025 Comprehensive Plan. This project should be deferred until such a policy has been established.

If the Planning Commission wish to recommend conditional approval of these applications, the following conditions are suggested:

CONDITIONS FOR SPECIAL PERMIT #1972:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of April 18, 2002.
 - 1) Dedication of 17' of right-of-way along 112th St. where needed to provide a total of 50 feet.
 - 2) Revise the preliminary plat to reflect right-of-way already deeded to Lancaster County along Old Cheney Rd. and S. 112th St.
 - 3) Direct vehicular access to be relinquished to S. 112th St. except at Vintage Court and one farm access. Any other use of an access designated Ag use only, will be forfeited and removed.

- 4) Direct vehicular access to be relinquished to Old Cheney Rd. except for one church access. The proposed farm access shall be relocated to S. 112th St.. The church access shall be at the southwest corner of the lot that can be converted to a street when further development occurs on the remainder of the property.
 - 5) Vintage Court to be a private roadway with a public access easement.
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 - 7) All lots to be permitted only one residential access.
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 - 13) Vintage Court connects to S. 112th St, at the top of a hill. When S. 112th St. is improved this hill will be lowered. With small lots, regrading Vintage Court will be difficult. Vintage Court shall be relocated along S. 112th St. as part of this development.
-
- 1.2 Show the water line to the “church” lot (Lot 5) or provide water information.
 - 1.3 Show the sewer line as 8" to match Lincoln standards.
 - 1.4 Revise the map to show S. 112 Street, not SW 112th.
 - 1.5 Revise Vintage Court to show it extending to outlot ‘B’ for future extensions.
 - 1.6 Provide a drainage study or document why it is not needed.

- 1.7 Show the side yard easements between lots 1,2,3 and 4.
 - 1.8 Revise the vicinity map to orient with the main drawing.
 - 1.9 Revise the North arrow on pages one and two to reflect north as shown on the plan.
 - 1.10 Revise the Planning Commission approval block to include the special permit.
 - 1.11 Revise note #2 to reference 2 outlots.
 - 1.12 Revise note #7 to reflect the community waste disposal vs private systems, except for Lot 5.
 - 1.13 Expand the note on Outlot 'B' that a 99 year easement will be filed prior to approval of the final plat.
 - 1.14 Revise note #15 to remove "county" and add "block length".
 - 1.15 Show the 100 year flood elevation of the lake.
 - 1.16 Add a note that Best Management Practices (BMP) will be applied for sediment and erosion control.
 - 1.17 Show the flood corridor easement for the stream running along the northwest portion of the plat, as required by 26.23.120 and the adopted design standards.
2. This approval permits 4 single family lots and one "church" lot.

General:

3. Before receiving building permits:
- 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the City Council.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the City.

- 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
- 3.6 The City Council approves associated requests:
 - 3.6.1 The Reserve Preliminary Plat #02013.
 - 3.6.2 A waiver to the sidewalk, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.6.3 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, west and south perimeter of this subdivision.
- 3.7 The County Engineer has approved:
 - 3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
 - 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
 - 4.3 All privately-owned improvements are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.6 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #02013:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of April 18, 2002.
 - 1) Dedication of 17' of right-of-way along 112th St. where needed to provide a total of 50 feet.
 - 2) Revise the preliminary plat to reflect right-of-way already deeded to Lancaster County along Old Cheney Rd. and S. 112th St.
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- 1.2 Show the water line to the “church” lot (Lot 5) or provide ground water information.
- 1.3 Show the sewer line as 8" to match Lincoln standards.
- 1.4 Revise the map to show S. 112 Street, not SW 112th.
- 1.5 Revise Vintage Court to show it extending to outlot ‘B’ for future extensions.
- 1.6 Provide a drainage study or document why it is not needed.
- 1.7 Show the side yard easements between lots 1,2,3 and 4.
- 1.8 Revise the vicinity map to orient with the main drawing.
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- 1.11 Revise note #2 to reference 2 outlots.
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- 1.14 Revise note #15 to remove “county” and add “block length”.
- 1.15 Show the 100 year flood elevation of the lake.

- 1.16 Add a note that Best Management Practices (BMP) will be applied for sediment and erosion control.
- 1.17 Show the flood corridor easement for the stream running along the northwest portion of the plat, as required by 26.23.120 and the adopted design standards.
2. The City Council approves associated requests:
 - 2.1 Special Permit # 1972 for the Community Unit Plan.
 - 2.2 A waiver to the storm water detention, sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the north, south and west perimeter of this subdivision.

General:

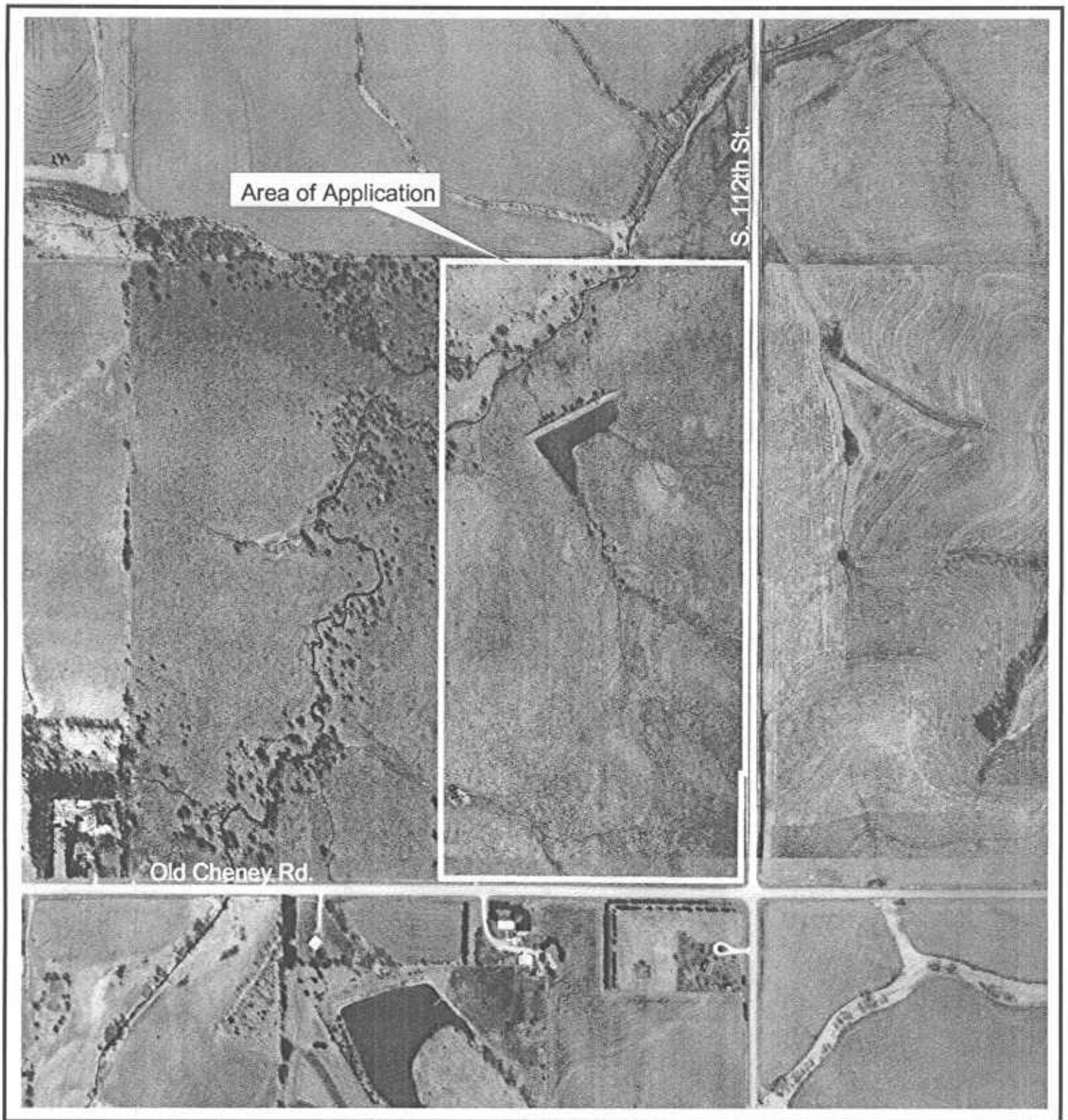
3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The

subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 3.2.6 To relinquish the right of direct vehicular access to S. 112th Street except for Vintage Court and one farm access and to Old Cheney Road except for one church access.
- 3.2.7 To maintain County roads until the County Board specifically accepts the maintenance.
- 3.2.8 To comply with the provisions of the Land Subdivision Ordinance/Resolution regarding land preparation.

Prepared by:

Michael V. DeKalb AICP
Planner

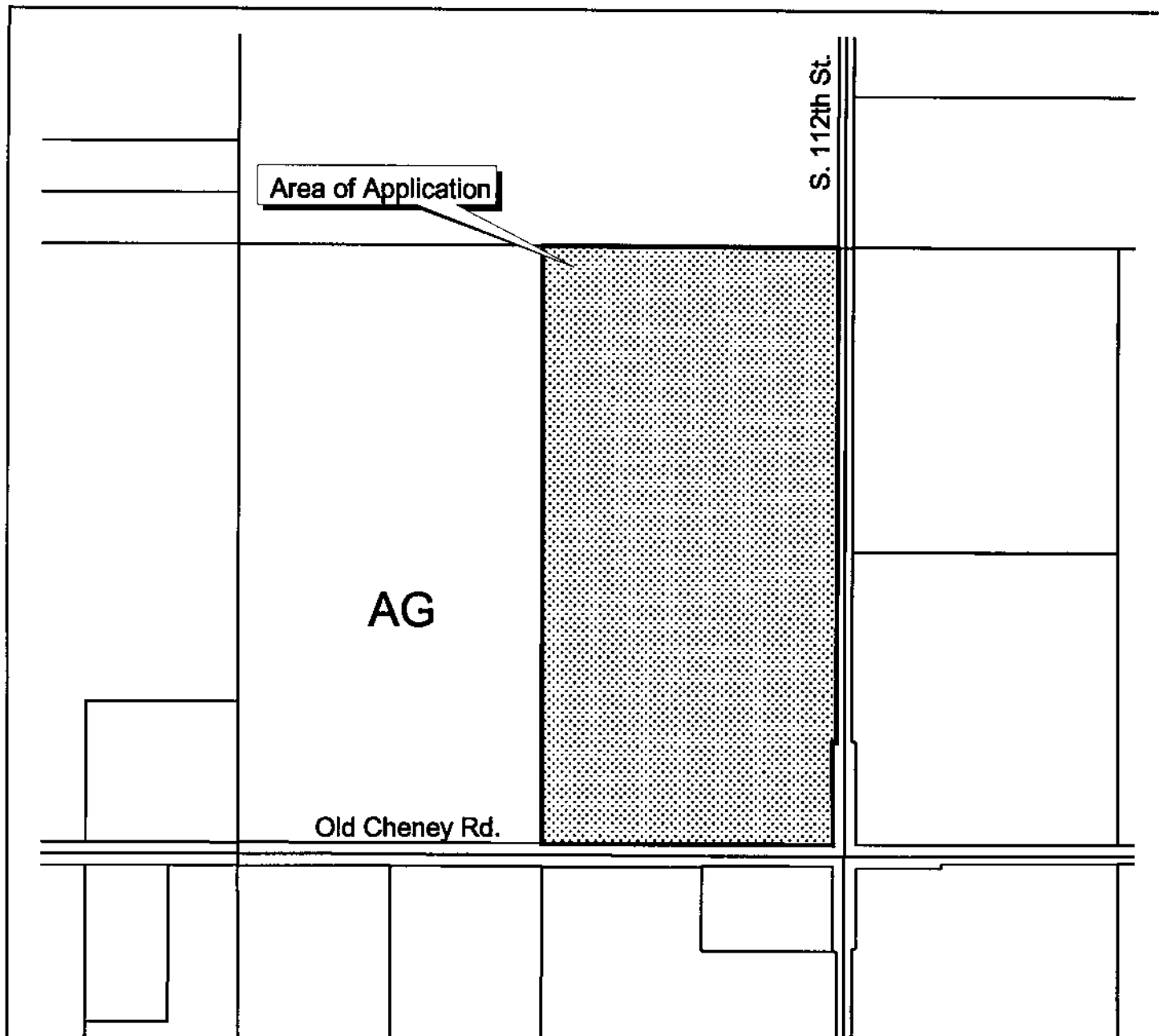


**Preliminary Plat #02013
Special Permit #1972
The Reserve
S. 112th & Old Cheney Rd.**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

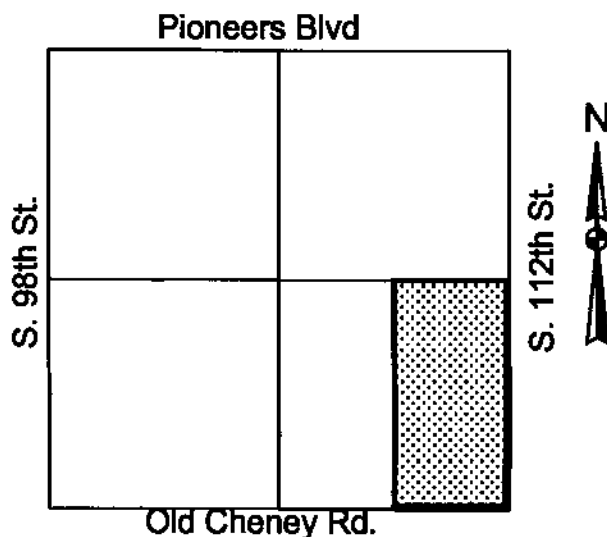
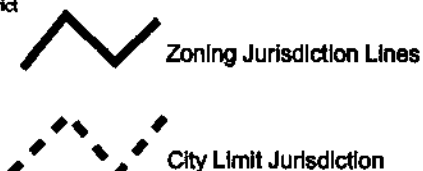


Preliminary Plat #02013
Special Permit #1972
The Reserve
S. 112th & Old Cheney Rd.

Zoning:

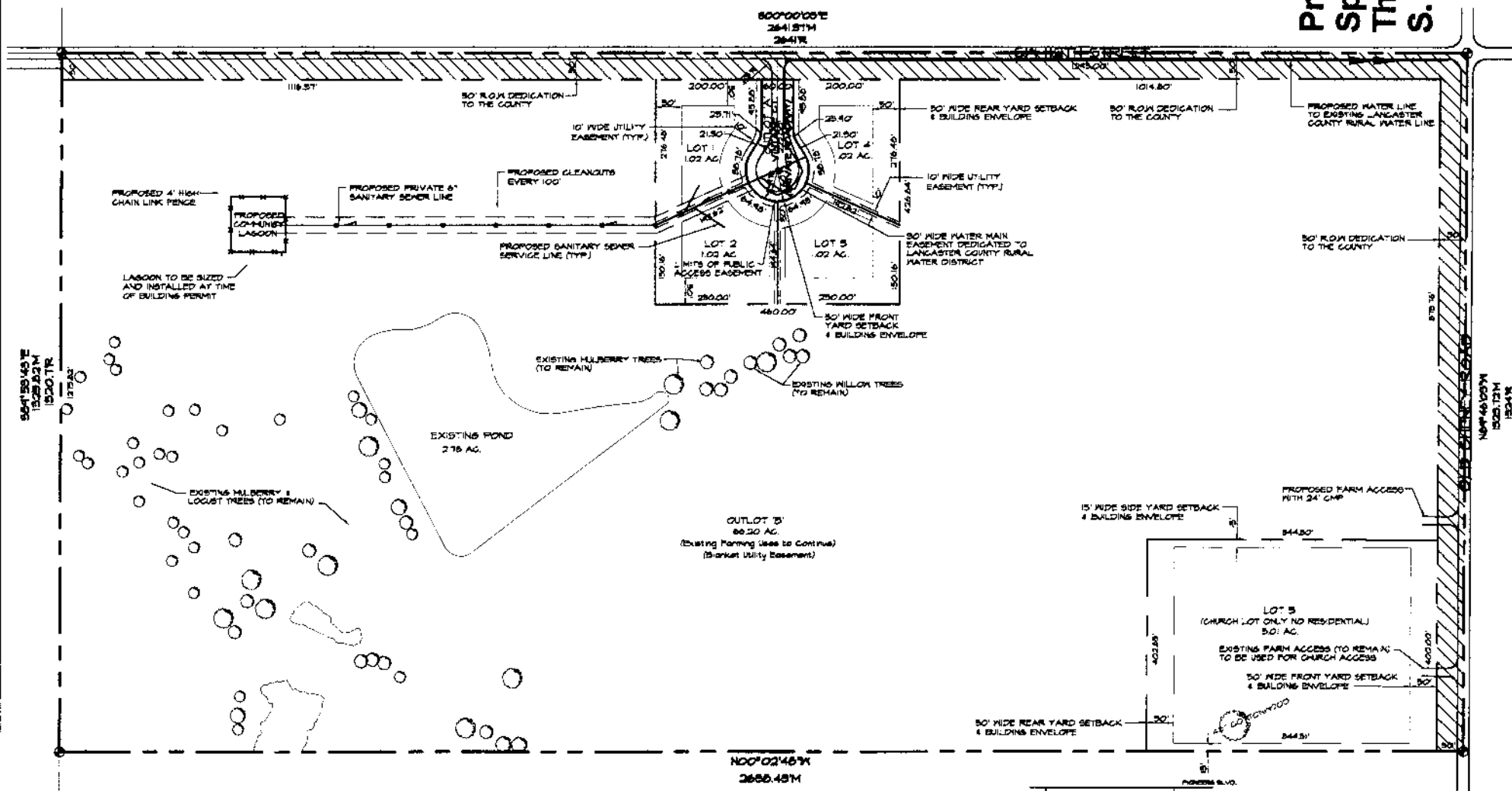
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 12 T9N R7E



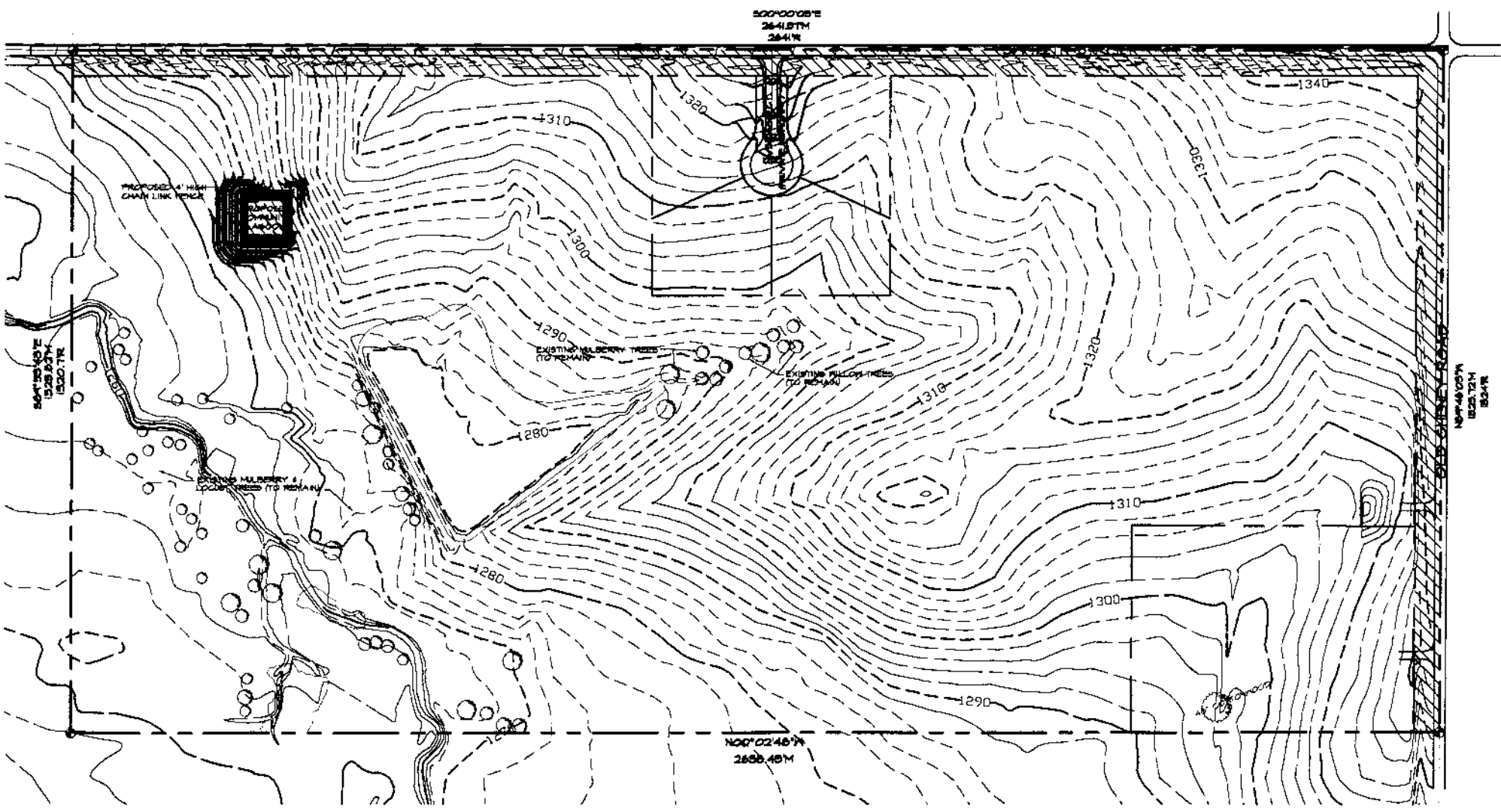
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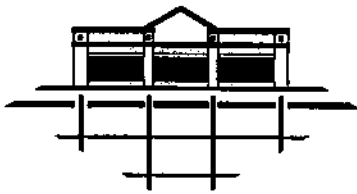
**Preliminary Plat #02013
Special Permit #1972
The Reserve
S. 112th & Old Cheney Rd.**



Preliminary Plat #02013
Special Permit #1972
The Reserve
S. 112th & Old Cheney Rd.

4 2





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 15, 2002

Mr. Kent Morgan, AICP
Interim Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: THE RESERVE - PRELIMINARY PLAT & COMMUNITY UNIT PLAN
SOUTH 112TH & OLD CHENEY ROAD

Dear Mr. Morgan,

On behalf of John & Pam Rallis and Debra Placek, we are submitting the above mentioned applications for your review. We would like to request 'Fast Track' due to the fact that the project is very simple and straight forward. The Reserve is a proposed C.U.P. on approximately 80.285 acres and is currently zoned 'AG'. We are showing 4 single family acreage lots, containing a minimum of 1 acre and one five acre lot for a church. Each single family lot shall have public water from the Lancaster County Rural Water District and a community lagoon system. We are awaiting a letter from the Lancaster County Rural Water district giving us the approval for service, we have meet with them and they have indicated that water service should not be a problem. Once we have the letter we will forward a copy to your office. The private roadway will be graveled to meet Lancaster County design standards.

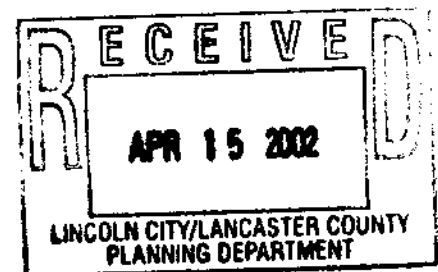
We have 'clustered' the 4 lots close to 112th Street so the that balance of the farm can continue to be farmed. We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, street trees, street lighting, and landscape screening as each lot is larger than 1 acre and this project will not be annexed into the City of Lincoln in the near future.

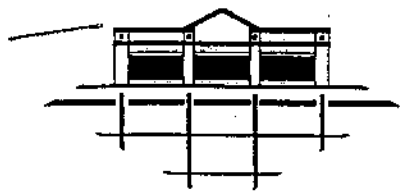
Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: John & Pam Rallis
Debra Placek





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

COPY

May 28, 2002

Mr. Ken Halverson, Manager
Lancaster Rural Water District No. 1
310 Fir
Bennet, NE 68317

Dear Ken,

Enclosed we are submitting an application for a rural water service located at approximately South 112th and Old Cheney Road along with a check in the amount of five thousand dollars. We have enclosed a site plan showing the location of the service to Lot 4; we will also need 3 additional units in the future. Please forward this information onto your engineer to determine if there will be an ample amount of water and water pressure.

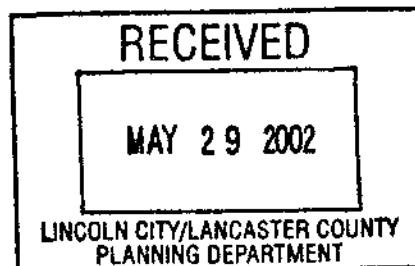
We have submitted the proposed development and are scheduled for Planning Commission on Wednesday June 12, 2002 to Lancaster County Planning Department. Once we have your approval we will need a letter addressed to Mike Dekalb of City of Lincoln-Lancaster Planning Department stating that rural water is available for the proposed development.

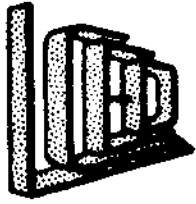
If you have any questions, please feel free to give me a call. Thank you for your assistance in this matter.

Sincerely,

Brian D. Carstens

cc: Mr. John Rallis





Lancaster


County

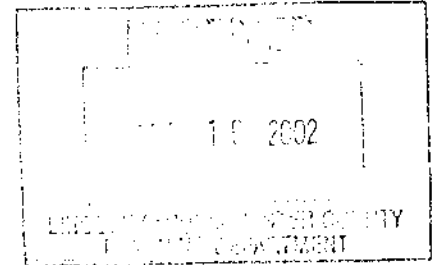
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: April 18, 2002
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: THE RESERVE C.U.P.



Upon review, this office would have the following comments:

- 1) Dedication of 17' right-of-way along S. 112th St. where needed to provide a total of 50 feet.
- 2) Revise the preliminary plat to reflect right-of-way already deeded to Lancaster County along Old Cheney Rd. and S. 112th St.
- 3) Direct vehicular access to be relinquished to S. 112th St. except at Vintage Court and one farm access. Any other use of an access designated Ag use only, will be forfeited and removed.
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LVW/rin
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**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE: 4/25/2002

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: The Reserve
SP #1972, PP #02006

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed The Reserve subdivision with the following noted:

- Sewage disposal is projected to be a community sewage lagoon. This proposed lagoon will also have to have approval from the State of Nebraska Department of Environmental Quality prior to being built. Excluded from this community lagoon is Lot 5, the church lot. An individual sewage system permit must be obtained for the sewage system to serve the church.
- Water supply is projected to be the Lancaster Rural Water District. The LLCHD would need a written statement from the Rural Water District that they will be able to serve this development with an adequate amount of water.

It is noted that residents will also have the option of having their own well. The LLCHD believes there is probably an adequate amount of groundwater here, but the quality is unknown. There is the possibility of salty water or an intensely mineralized water. Therefore, a water study should be conducted. Prospective residents should be advised of the water quality results.

There is no indication that the church will be connected to the Rural Water District. A well serving the church would be considered a public water supply and well construction and location would have to comply with State standards. The applicant should provide to LLCHD confirmation that the Nebraska Health and Human Services Department has been notified and applications submitted.

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

April 19, 2002

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: the Reserve

Dear Mike,

I have reviewed the subject plat and see easements in place as we would have requested.
Thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent, Area 2



Benjamin J Higgins

04/17/02 12:09 PM

To: Dennis D Bartels/Notes@Notes

cc:

Subject: comments on The Reserve

Dennis

Attached are my comments on The Reserve.

Minor

- the North arrow points south on plan sheets 1 of 3 and 2 of 3
- S. 112th is labeled as SW 112th

Major

- The general notes need to include a comment requiring sediment and erosion control for any grading for streets or houses
- A 6:1 plus 60' easement is required for the creek running through the northwest part of the plat. This creek is shown as an intermittent stream and has a drainage area of well over 150 acres.

Ben Higgins

Watershed Management

City of Lincoln Public Works

441-7589

Post-it® Fax Note	7671	Date	# of pages ▶
To	Mike Dekalb	From	Buff
Co./Dept.	Planning	Co.	forwarded copy
Phone #		Phone #	of Comments
Fax #		Fax #	from Ben Higgins

Memo



To: Mike Dekalb, Planning Department

From: Mark Canney, Parks & Recreation

Date: April 22, 2002

Re: The Reserve

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Pursuant to section 26.27.090 of the Land Subdivision Code, the requirements for street trees may be waived for lots in excess of one acre and located outside of the corporate limits. It is recommended that the requirements for street trees for this plat be waived at this time.
2. The Comprehensive Plan depicts a trail easement along the drainage way. We request that a public access easement for the future trail development of 20' be provided. Use of this easement shall be restricted until trail is constructed.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.